

The Plan For Chesterfield

Chesterfield County's Comprehensive Plan

Latest Amendment: July 2005
Reformatted October 2006

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The latest version of the *Plan For Chesterfield* can be viewed at
www.chesterfield.gov/plan

Copies of this Plan are available for sale at the Planning Department.

*Providing a FIRST CHOICE community
through excellence in public service*

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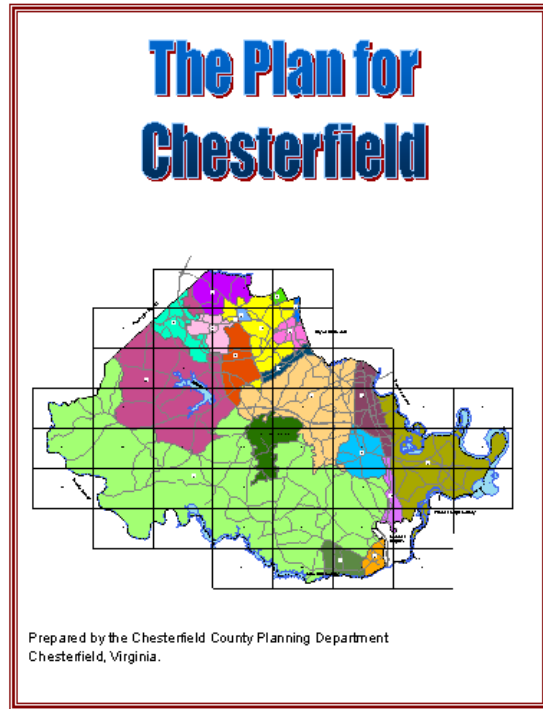
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List of Supporting Documentation and Ordinances

Introduction To The Plan For Chesterfield

Adopted By The Chesterfield County
Board of Supervisors
February 9, 2000
Amended October 12, 2005
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Chesterfield County is a special place with a unique character, culture and history that distinguishes this community from other localities across America. The Plan for Chesterfield is the overall guide, or "comprehensive plan" used to manage Chesterfield County's physical growth and redevelopment. The primary reason for having a comprehensive plan is to enable citizens, businesses, property owners and local government officials to anticipate changes and plan constructively for our future.

Demographic and economic information about Chesterfield County is available in two annual reports, the "Chesterfield County Demographic and Economic Profile," and "The Chesterfield County Residential Development Report." Copies of both reports are available at the Chesterfield County Planning Department, and are downloadable from the Internet at www.chesterfield.gov/plan.

Major Elements of The Plan for Chesterfield

AN APPROACH TO REASONABLE GROWTH MANAGEMENT

The foundation of The Plan for Chesterfield is orderly development as an overall approach to managing the County's future growth. Orderly development means that future growth should be directed into appropriate locations within existing, developed areas with fringe development being an orderly extension beyond current developed areas.

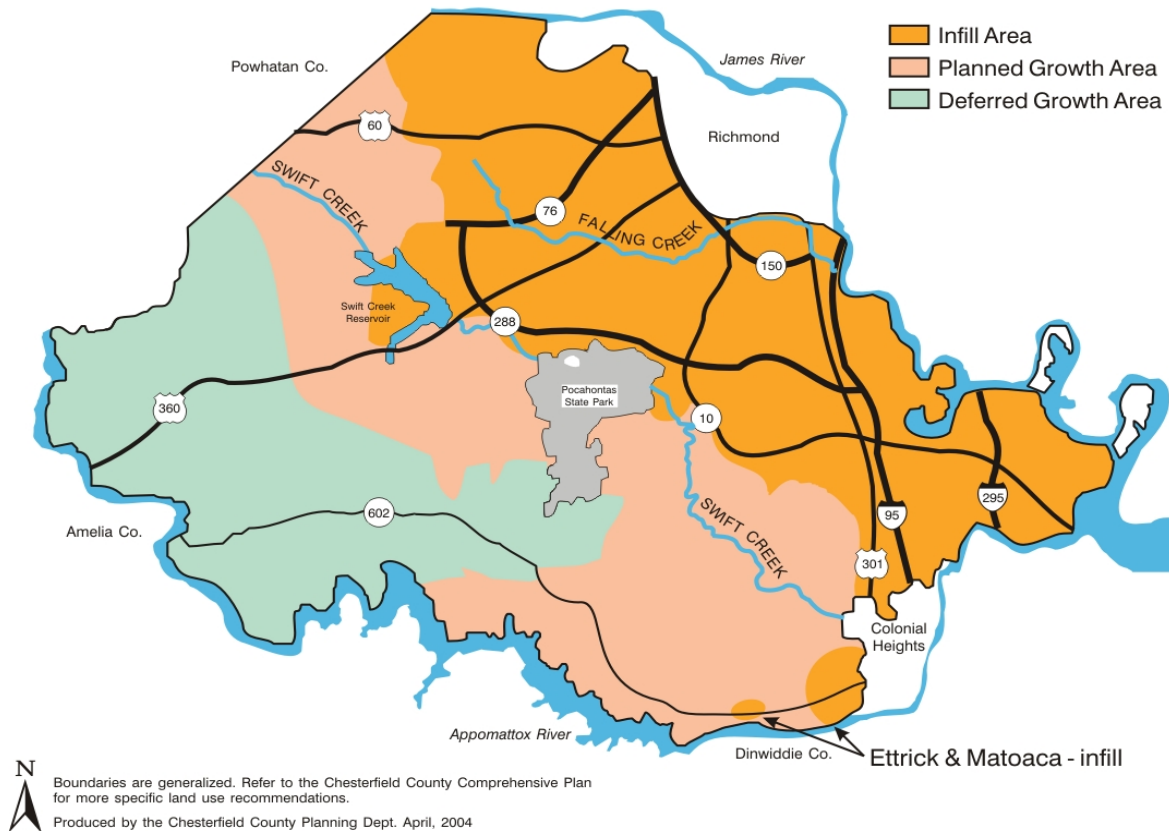
The Plan for Chesterfield strives to manage growth by:

- Fostering an orderly and generally predictable pattern of development.
- Making land use recommendations that consider market forces as they attempt to shape growth and development patterns and types.
- Designating key locations for economic development and carrying it out in a quality fashion that respects the land and environment so that it is sustainable in the long run.
- Providing a variety of residential areas allowing residents a choice of neighborhood and living environments.
- Providing information to make more informed development decisions.
- Providing a land use planning process and policy framework as a basis for decision and actions related to the use of land and assuring an adequate factual base for such decisions and actions.
- Promoting a timely, orderly and efficient arrangement of public facilities and services to serve existing and future development.

ECONOMIC DEVELOPMENT

Sustaining a healthy economy requires an effective economic development approach that is designed to improve the standard of living and quality of life for Chesterfield County citizens.

Chesterfield County Development Strategy



As shown on this map, the deferred growth area in the southwestern section of the County is designated a Rural Conservation Area, where significant development is recommended to be deferred until a future date.

The Plan for Chesterfield supports economic development by:

- Identifying and protecting key sites for future industrial and commercial uses.
- Emphasizing the importance of quality growth and the responsible use of existing and proposed infrastructure.
- Providing suitable employment opportunities and a stable diversified economic base.
- Providing employment sites throughout the County with major office, industrial and commercial sites at the Route 288 interchanges.

SHAPING THE CHARACTER

The Plan for Chesterfield strives to shape the character of the County's development by preserving the natural and rural beauty of the County and molding development into well-designed and attractive communities of special character.

The Plan for Chesterfield and its implementing ordinances shape the character of development by:

- Preserving functionally and visually distinct communities.
- Preserving rural character.
- Fostering quality architectural design.

- Preserving historic villages and creating new mixed use centers as community focal points.



New shopping centers should be architecturally compatible with nearby historic buildings

IMPORTANT RESOURCES

The Plan protects the environment and enhances the County's quality of life by recommending planning and design that preserves environmental functions and protects important environmental, cultural and historic resources.

The Plan for Chesterfield strives for:

- Making land use recommendations that take into consideration the conservation and wise use of the County's natural resources.
- Shaping appropriate development and public access along the 75 miles of James and Appomattox Riverfront.



Lake Chesdin

- Promoting environmental protection within the County by instituting protection measures in combination with broader land use policies.
- Preserving the quality of the County's streams, reservoirs and rivers.
- Identifying and encouraging the preservation of lands, sites, and structures that have archaeological and/or historic significance.
- Developing and promoting open space corridors as a framework to protect the natural environment and scenic values and provide outdoor recreation opportunities.

NEIGHBORHOODS

Neighborhoods are the building blocks of Chesterfield County and the County's quality of life is determined by their livability and character.

The Plan for Chesterfield works toward assisting the County's established neighborhoods and commercial areas to remain healthy or regain lost health by:

- Raising citizen awareness of critical issues facing their neighborhoods.
- Assisting neighborhoods to become proactive in their efforts to keep their neighborhoods healthy.
- Recommending actions that stabilize and improve the vitality and health of established communities.

Affordable housing opportunities for homeowners and renters should be available to all who live and work in Chesterfield County. There should be an opportunity for people of various income levels to live in economically integrated neighborhoods. Affordable housing may be integrated into high density and mixed-use development projects and should be encouraged through more flexible zoning wherever possible.